



TM 34-C-1  
N/F  
BAYSIDE VENTURES LLC  
22975/99

TM 34-C-5  
N/F  
ATLANTIC BAYSIDE SQUARE LLC  
16893/300

TM 34-C-10  
N/F  
ATLANTIC BAYSIDE HOLDINGS LLC  
16894/69

STRUCTURE	RIM	INV IN	DIR	INV OUT	SUMP	SIZE
NEW CB A	11.00	N/A	N/A	7.62	4.62	4'D
NEW CB 1	11.10	N/A	N/A	8.10	5.10	4'D
NEW CB 2	11.10	7.70	W	7.60	4.60	4'D
		7.68	S			
NEW CB 3	11.00	6.60	W	6.50	3.50	4'D
		6.60	S			
EX CB C	9.80	6.40	W	5.50	EX	EX
		5.60	S			
PIPE FROM	PIPE TO	LENGTH	SLOPE	US INV	DS INV	SIZE
NEW CB 1	NEW CB 2	53	0.008	8.10	7.68	6\"/>

**PLAN REFERENCES**

- EXISTING CONDITIONS FROM THE BOUNDARY SURVEY ON MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE PORTLAND MAINE MADE FOR ATLANTIC NATIONAL TRUST BY OWEN HASKELL, INC. DATED 01.16.2014.
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.
- OWNERS OF RECORD:  
TAX MAP 34-C-9  
ATLANTIC BAYSIDE INVESTMENTS, LLC  
DEED BOOK 31304 PAGE 031

**FLOOD ZONE NOTE**  
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**PRELIMINARY - NOT FOR CONSTRUCTION**

STATE OF MAINE  
ANDREW D. JOHNSTON  
2-12-15  
LICENSED PROFESSIONAL ENGINEER  
P.E. ANDREW D. JOHNSTON  
LIC. #9994

PROJECT  
**CENTURY TIRE PLAZA**  
195 KENNEBEC STREET, PORTLAND, ME

SHEET TITLE  
**GRADING AND DRAINAGE PLAN**

CLIENT  
**NORTHLAND ENTERPRISES, LLC**

**FST** 100 YEARS  
**FAY, SPOFFORD & THORNDIKE**  
ENGINEERS - PLANNERS - SCIENTISTS  
778 MAIN ST, SUITE 8, SOUTH PORTLAND, ME 04106

DRAWN: DED DATE: 11.25.14  
DESIGNED: ADJ SCALE: 1" = 20'  
CHECKED: ADJ JOB NO. SP-M160  
FILE NAME: SP-M160 BASE  
SHEET **C-4.0**